

**REDEVELOPMENT PLAN
FOR THE
NORTH 20TH AND WEST BROWN STREETS
REDEVELOPMENT PROJECT AREA
(FORMERLY TITLED THE NORTH 20TH AND WEST LLOYD STREETS
REDEVELOPMENT PROJECT AREA)**

Redevelopment Authority
Of the
City of Milwaukee

Prepared by:

The Department of City Development
Milwaukee, Wisconsin

January 19, 2006

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A. INTRODUCTION

This redevelopment plan is prepared pursuant to section 66.1333 (6) 2, Wisconsin Statutes which require that: "Such redevelopment plan shall conform to the general plan of the City and shall be sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements in the project area, and shall include without being limited to, a statement of the boundaries of the project area; a map showing existing uses and conditions of real property therein; a land use plan showing proposed uses of the area; information showing the standards of population density, land coverage and building intensity in the area after redevelopment; present and potential equalized value for property tax purposes; a statement of proposed changes, if any, in zoning ordinances or maps, and building codes and ordinances; a statement as to the kind and number of site improvements and additional public utilities which will be required to support the new land uses in the area after redevelopment; and a statement of a feasible method proposed for relocation of families to be displaced from the project area."

B. DESCRIPTION OF THE PROJECT

1. Plan Objectives

This redevelopment plan will assist the development of new housing and commercial development along the commercial corridors of Fond du Lac and North Avenues. The plan provides for a significant replacement of streets, alleys, sidewalks, street lighting, and for the planting of street trees. The City's participation will be funded through a tax incremental district (TID) created pursuant to section 66.1105, Wisconsin Statutes. The Project Plan for Tax Incremental District Number 65 (North 20th/West Brown Streets) is incorporated into this redevelopment plan as Exhibit A.

The detailed objectives of this plan are:

- a) Strengthen the economic vitality of Milwaukee's near north side by building new residential properties targeted to owner-occupants.
- b) Intensify development along the commercial corridors of Fond du Lac and North Avenues by supporting existing and new street-level commercial uses as part of a Main Street type program.
- c) Redevelop land that was cleared for the abandoned Park West freeway project, land that has remained vacant for over 30 years.
- d) Provide public improvements that are not feasible without the provision for TID funds.
- e) Impose mandatory standards for residential and commercial property rehabilitation and development.
- f) Eliminate obsolete conditions, blighting influences and environmental deficiencies that impede development and detract from the function, appearance, and economic welfare of this area of the City.
- g) Create employment opportunities for city residents and maximize the use of Emerging Business Enterprises in contracting opportunities generated as a result of the implementation of this redevelopment plan.

2. Proposed Renewal Actions

To accomplish the objectives of this plan, the Redevelopment Authority may exercise powers provided under section 66.1333, Wisconsin Statutes. Actions that may be necessary are:

- a) Acquisition of real and personal property necessary to assemble development parcels.
- b) Removal of buildings and other improvements to provide cleared sites for redevelopment.
- c) Elimination of blighting influences and remediation of environmental contamination.
- d) Disposition of land acquired in the project area for uses in accordance with the provisions of this plan, by sale, lease, or dedication for public purposes.

Further information about the activities that may be undertaken by the Authority is in Exhibit A: "Statement of the Kind, Number, and Location of All Proposed Public Works or Improvements."

The Authority does not plan to condemn any properties under its power of eminent domain and therefore this Plan does not identify any acquisitions. The Authority may, at its discretion, purchase a property or properties for the purpose of land assembly or for possible rehabilitation, but such purchases shall only be made if the sellers freely enter into a purchase agreement with the Authority.

Any required replatting and rezoning shall be accomplished by separate actions in accordance with the procedures specified in the applicable provisions of local ordinances or the laws of the State of Wisconsin.

3. Land Use Provisions and Building Requirements

This Plan does not propose zoning changes, as the existing zoning permits the proposed uses. The Plan does require that buildings and site design for all new construction meet the standards enacted for this redevelopment, contained in Exhibit 3, "Standards for Building Placement, Architectural and Site Design."

4. Developer's Obligation

The following conditions will govern the sale of land to the developer:

- a) The developer will be responsible for all storm water management plans and their implementation.
- b) The developer shall submit proposed replatting, and building designs to Department of City Development staff, for their approval.
- c) The developer and any successor shall devote the land only to the uses specified in this plan and shall carry out the development project only as approved by the Authority.
- d) The developer will be required to maintain a reasonable time schedule.

5. Authority's Obligation to the Developer

The Authority will furnish the developer with an appropriate certificate upon the satisfactory completion of all building construction and related improvements specified in the final construction plans approved for the project. The purchaser shall have no power to convey the project or any part thereof until the Authority so certifies, as provided by Wisconsin law and the established agreements.

6. Duration of Plan

This plan, including any approved amendment or modification shall be in full force and effect from the date it is certified to the Common Council as provided by Section 66.1333 (6) (e) of Wisconsin Statutes. It shall continue in full force and effect until such time as Tax Incremental District Number 65 (North 20th/W. Brown Streets) has been officially terminated pursuant to the provisions of Section 66.1105 (7) and (8), Wisconsin Statutes.

C. CONFORMANCE WITH STATE AND LOCAL REQUIREMENTS

1. Conformance to the General Plan of the City of Milwaukee

The City of Milwaukee's City Plan Commission has reviewed this plan and determined it to be in conformance with the City's Comprehensive Plan.

2. Conformance to Local Objectives

This plan has been prepared to conform to the following local objectives:

Appropriate Land Use: The proposed redevelopment will revitalize the existing residential blocks within the District, the commercial character of the main commercial corridors of Fond du Lac and North Avenues, and the use and accessibility of the major park in the neighborhood, Johnsons Park.

Public Improvements: The plan reconstructs the existing grid of streets and alleys, which are seriously deteriorated. It upgrades the street lighting and plants new street trees, which will increase the safety, aesthetic value and market appeal of the neighborhood.

3. Statement of Project Area Boundaries

The boundaries of the project area are coterminous with the boundaries of TID Number 65. The boundaries are described more precisely in Exhibit 1 to Exhibit A, and are shown on Map 1, "Boundary and Existing Land Use" in Exhibit A.

Tax Incremental District Number 65, City of Milwaukee (TID 65 and/or District) is an area generally bounded by West North Avenue, West Fond du Lac Avenue, North 17th Street, West Brown Street, and North 23rd Street on the near north side of Milwaukee. The District is shown on Map No. 1., "Boundary and Existing Land Use," and described more precisely in Exhibit 1 to Exhibit A, "Boundary Description." The area consists solely of whole units of property as are assessed for general tax purposes and which are bounded on one or more sides by city street rights of way. A complete list of properties in the District is provided in Exhibit 2, "Property Characteristics."

4. Map of Existing Uses and Conditions of Real Property

Existing uses are shown on Map 1, "Boundary and Existing Land Use" in Exhibit A. The condition of real property is shown on Map 2, "Structure and Site Condition" in Exhibit A.

5. Land Use Plan of Proposed Uses

Proposed land uses are shown on Map 3, "Proposed Land Uses," in Exhibit A.

6. Standards of Population Density

Targeted population density for this neighborhood is provided in the City of Milwaukee Code of Ordinances for residential and commercial uses. This Plan does not recommend land use(s) that exceed this targeted density.

7. Land Coverage and Building Density

These objectives shall be achieved according to the zoning provisions as well as the standards for building placement, architectural and site design as enacted for this redevelopment. (Refer to section B.3. Land Use Provisions, above.)

8. Present and Potential Equalized Value for Property Tax Purposes

The present and potential equalized value for property tax purposes is described in the Economic Feasibility Study for TID-65, prepared by S. B. Friedman and Company and titled *Economic Feasibility Study: Tax Increment District No. 65*, and is on file with the Department of City Development.

9. Statement of Proposed Changes in Zoning or Building Codes

The existing zoning in the area is shown on Map 5, "Existing Zoning Map," in Exhibit A.

10. Statement of Required Site Improvements and Additional Public Facilities

Please refer to Exhibit A, page 3, section II.B., "Statement of the Kind, Number, and Location of All Proposed Public Works or Improvements," and Map 4, "Proposed Improvements." The detailed design and specifications for these improvements will be determined jointly by the Commissioner of Public Works, the City Engineer, and the Authority based on definitive redevelopment proposals, and on detailed engineering and urban design studies.

11. Statement of a Feasible Method Proposed for Relocation of Displaced Families

Please refer to Exhibit A, page 5, section II.B., "Proposed Method for Relocation."

D. PROCEDURE FOR CHANGES IN THE APPROVED PLAN

At any time after this project area plan has been approved by the Authority and the Common Council of the city of Milwaukee, it may be modified in accordance with the provisions and procedures established in the applicable subsections of Section 66.1333, Wisconsin Statutes.

EXHIBIT A

Project Plan
For
Tax Incremental District Number 65
City of Milwaukee
(North 20th / West Brown Streets)

Prepared by
Department of City Development
January 2006

In Conformance with the provisions
Of Section 66.1105, Wisconsin Statutes,
as Amended.

I. DESCRIPTION OF PROJECT

A. Introduction

Section 66.1105(4)(d), Wisconsin Statutes, requires the "preparation and adoption... of a proposed project plan for each tax incremental district." This Project Plan is submitted in fulfillment of this requirement and the related provisions of section 66.1105, Wisconsin Statutes.

B. District Boundaries

Tax Incremental District Number 65. City of Milwaukee, North 20th / West Brown Streets ("District" "the TID") is comprised of land located between West North Avenue, West Fond du Lac Avenue, North 17th Street, West Brown Street, and North 23rd / North 24th Streets. The District is shown on Map No. 1, "Boundary and Existing Land Use," and described more precisely in Exhibit 1, "Boundary Description." A complete list of properties in the District is provided in Exhibit 2, "Property Characteristics." The District lies completely within the North 20th / West Brown Streets Redevelopment Plan area.

The District contains property totaling 1,598,992 square feet (36.7 acres,) exclusive of public streets and alleys. 77.7% of the real property located within the District was found to be "blighted" within the meaning of Section 66.1105 (2)(a)1. Exhibit 2 illustrates how the properties in the District meet the statutory criteria for Tax Incremental Districts.

C. Plan Objectives

The District is part of the Fond du Lac and North neighborhood. The TID will assist in the implementation of the *Fond du Lac and North neighborhood plan*¹, which includes redevelopment of the District as a "catalytic project" and a priority objective of the neighborhood. The area in and around the District declined in the 1970's when hundreds of homes (including approximately 150 structures in the District) were razed for the proposed Park West freeway, which was never built. A substantial portion of that cleared land in the District has remained vacant for over 30 years.

There is significant recent redevelopment in the area. CityHomes is a single-family subdivision located just two blocks to the south of the District at North 20th and West Walnut streets. The City of Milwaukee initiated CityHomes in 1997. The first phase of CityHomes consisted of 43 homes, and a second phase added up to 40 additional homes. CityHomes served as the catalyst for creating interest and demand for new single-family infill housing in the City, and further development followed. The area to the east of the proposed District, from 20th Street to 12th Street, is known as Lindsay Heights. Since 1997, approximately 130 new in-fill Lindsay Heights' homes have been built. A significant development within Lindsay Heights, Josey Heights, began construction in November 2005. Josey Heights will see up to 53 owner-occupied homes on a 7.3 acre parcel located at North 12th and West Brown Streets. Other notable new construction of homes in the area includes a significant concentration of Habitat for Humanity homes.

An important exception to these development efforts is the proposed District. Although limited redevelopment has taken place, much of the District remains vacant and blighted even 30+ years after the freeway clearance. It contains some of the last Park West land to be redeveloped. In its current state, the site is a detriment to ongoing redevelopment of the area.

The District will enable revitalization primarily by developing vacant City-owned land for residential redevelopment and replacing/upgrading public improvements in the District. Additional objectives of this Plan are to provide funding for: site assembly, housing rehabilitation loans or grants to owners of existing properties in the District, and for green space enhancements to Johnson's Park. The park is currently being redesigned, with expected costs of over \$2 million.

As opportunities present themselves, it is possible that there will be limited acquisition of

¹ Prepared by Planning & Design Institute and adopted by the City of Milwaukee as part of their Comprehensive Plan on March 19, 2004.

property. Properties *may* be purchased at fair market value from a willing seller in order to assemble development opportunities.

The more detailed objectives of this Project Plan are to:

1. Strengthen the economic vitality of the near north side by building residential property targeted to owner-occupants.
2. Promote coordinated redevelopment of vacant and underutilized land, including assembly of parcels.
3. Build public improvements that are not feasible without a Tax Incremental District.
4. Impose mandatory standards for property rehabilitation and development.
5. Eliminate obsolete conditions, blighting influences and environmental deficiencies that impede development and detract from the functionality, aesthetic appearance, and economic welfare of this area of the city.
6. Provide grants or low-cost loans to owners of existing property in the District in order to make required repairs to their homes.
7. Maximize the use of Emerging Business Enterprises in contracting opportunities.
8. Make contributions to the Redevelopment Authority of the City of Milwaukee (RACM) under Section 66.1333.5, Wisconsin Statutes for site and project improvements and for related activities undertaken in connection with the implementation of this Project Plan.

D. Proposed Public Action

The City of Milwaukee may, on its own initiative or through a cooperation agreement with the Redevelopment Authority and/or other entities, undertake any and all project and site improvements and activities considered necessary to achieve project objectives and the commitment of private investment. This Plan is not intended to limit and shall not be interpreted as limiting the Redevelopment Authority in the exercise of its powers under Section 66.1333(5), Wisconsin Statutes, within the District. It is possible that future amendments to this District for other investments in this area will be proposed. In general, it is expected that the agreement will cover the following public activities:

1. Acquisition and demolition of existing improvements and sale of the property,
2. Construction or reconstruction of streets, alley, and other facilities and utilities,
3. Vacation and/or opening of streets and alleys, in part or entirety,
4. Investigation and remediation of environmental contamination,
5. Contribute to the cost of making improvements to Johnsons Park,
6. Provide loans or grants to existing property owners, and
7. Any and all other project and site improvements or activities defined in sec. 66.1105(2)(f) 1., Wisconsin Statutes and considered appropriate and necessary for the achievement of project objectives and the commitment of private investment.

This Plan is not intended to limit and shall not be interpreted as limiting the Redevelopment Authority in the exercise of its powers under Section 66.431(5). Wisconsin Statutes, within the District.

II. PLAN PROPOSALS

A. Statutory Requirements

Section 66.1105(4)(f), Wisconsin Statutes, requires that a Project Plan for a Tax Incremental District shall include:

"... a statement listing the kind, number and location of all proposed public works or improvements within the district or, to the extent provided in subsection (2)(f) 1.k., outside the district, an economic feasibility study, a detailed list of estimated project costs, and a description of the methods of financing all estimated project costs and the time when the costs or monetary obligations related thereto are to be incurred. The plan shall also include a map showing existing uses and conditions of real property in the district; a map showing proposed improvements and uses in the district; proposed changes of zoning ordinances, master plan, if any, map, building codes and city ordinances; a list of estimated non-project costs; and a statement of a proposed method for the relocation of any persons to be displaced. The plan shall indicate how creation of the tax incremental district promotes the orderly development of the city."

The plan shall also include an opinion of the City Attorney or of any attorney retained by the City advising whether such plan is complete and complies with Section 66.1105(4)(f), Wisconsin Statutes.

B. Compliance with Statutory Requirements

The following statements, maps and exhibits are provided in compliance with the statutory requirements.

"Statement of the Kind, Number, and Location of All Proposed Public Works or Improvements."

The plan includes the public works and improvements described in general below. The specific kind, number, and locations of public works and other improvements will be based on detailed final plans, approved for the project and site development in consultation with the Department of Public Works. Public works will generally consist of improvements in the public right-of-way that will restore or upgrade public facilities and the public environment, including the reconnection of the street grid and will be supportive of and located adjacent to properties to be redeveloped. Other improvements may include monetary contributions to RACM for property acquisition, site clearance, and environmental testing and remediation. Based on preliminary planning and design concepts in connection with the implementation of this Plan, the following types of public works and improvements are potential project costs: The number and location of the proposed public works and improvements are shown on Map No. 4, titled "Proposed Improvements," and are listed below:

(a) Site Acquisition	\$ 150,000
(b) Demolition, remediation	\$ 50,000
(c) Johnsons Park Improvements	\$ 100,000
(d) Loans/grants for rehab of existing properties	\$ 100,000
(e) Public Infrastructure	\$ 2,700,000
Subtotal	\$ 3,100,000

"Detailed List of Estimated Project Costs."

The kind, number, location and estimated costs of public works and improvements necessitated by this project as identified above, are based on preliminary plans and concepts developed in consultation with the Department of Public Works and as part of the preparation of the economic feasibility study for the District. These may be modified as to kind, number, location, and the costs reallocated at any time during project execution based on more definitive engineering studies and construction plans without amendment of this Plan.

The costs included in this subsection and detailed in Table "A" which follows are, without limitation hereof because of enumeration, claimed as eligible Project Costs as defined under Section 66.1105(2) (f) and, if appropriate, in any Cooperation Agreement (s) presently or subsequently entered into by and between the City of Milwaukee, the Redevelopment Authority of the City of Milwaukee, and/or eligible designated redeveloper(s), which agreements are incorporated herein by reference, provided further that such expenditures are necessitated by this Project Plan.

These costs and cost estimates are more fully described as follows:

Capital Costs: A statement of the kinds of activities proposed for the project is included in subsection II.B. of this Plan. This category of costs includes those items which may be undertaken only in conjunction with Redevelopment Projects under provisions of Section 66.431, Wisconsin Statutes, as determined during the course of project execution/implementation, and may also include the City's cost of grants to RACM.

Other Costs: This category of Project Costs includes estimates for administrative, professional, organizational and legal costs. Components of the "other costs" include, in general, costs of salaries and employee benefits for employees engaged in planning, engineering, implementing, and administering activities in connection with the tax increment district. Related costs of supplies, materials, contract and consultant services, rental of space and equipment, and the

reasonable costs of City departments and agencies having oversight responsibilities due to the creation of this District. Such services include but are not limited to purchasing, property appraisals, personnel, legal, accounting, auditing, the provision of space and maintenance, and costs charged in accordance with an approved cost allocation plan.

Financing Costs: Financing costs include estimated gross interest expense on bonds that will be issued to pay for Project Costs. Estimates of bond interest are based on interest rates as set forth in the Economic Feasibility Analysis for this Project.

Table A: Estimated Project Costs²

1	Capital: Acquisition, Demolition, Remediation, Rehab Loans/Grants, Public Improvements (net)	\$3,100,000
2	Other: Administrative, professional, organizational and legal, Total Estimated Project Costs, excluding financing	\$ 150,000 \$3,250,000

"Economic Feasibility Study."

The Economic Feasibility Study for this District, prepared by S. B. Friedman and Company, is dated December 6, 2005 and titled *North 20th/West Brown Streets TIF Feasibility Study*. S.B. Friedman and Company updated the study on June 28, 2006. The December 2005 study and the June 2006 update are on file with the Department of City Development. The study and update establish the dollar value of project costs which, based on certain general assumptions and a reasonable margin of safety, can be financed with the revenues projected to be generated by the proposed tax incremental district.

Based upon the anticipated tax incremental revenue to be generated by this project, the District is financially feasible and is likely to be retired on or before the year 2027. Should incremental revenues be generated in excess of those currently anticipated, they will be used to offset the public costs of Plan implementation.

"Estimated Method of Financing Project Costs"

Sale of General Obligation Bonds:

Financing for the District's project costs will be accomplished either:

1. through issuing tax-exempt and taxable general obligation bonds (\$3,250,000 excluding capitalized interest,) or
2. through a Cooperation and Contribution agreement with the Federal National Mortgage Association (Fannie Mae.) Under this approach, the City would repay Fannie Mae only an amount equal to the actual tax incremental revenue received in the District each year. This approach is currently being discussed with Fannie Mae.

The estimated method of financing may change during the project period. Consequently, the method identified may, during the course of project implementation and as circumstances warrant, be redefined, and the dollar amount adjusted, without formal modification of this Plan.

"Time when the costs or monetary obligations related thereto are to be incurred"

The Summary of Project Costs (Schedule "1" below) identifies the year in which actual expenditures for the cost of public works and improvements described in this plan is expected to be incurred. This schedule anticipates the time costs will be incurred, not the time contracts or other obligations may be entered into. The estimates presented are subject to change as actual circumstances during the project execution period may require. However, all expenditures will be made prior to the year 2027 pursuant to the provisions of s. 66.1105(6)(am), Wisconsin Statutes.

² The City of Milwaukee and/or RACM reserve the right to undertake only those activities that are economically feasible and appropriate during the project, and which will lead to growth of the tax increment.

Schedule 1
Estimated Timing of Project Costs

Year	Estimated Project Cost	Cumulative Total
2006	\$500,000	\$500,000
2007	\$2,600,000	\$3,100,000

"Map Showing Existing Uses and Conditions."

Please refer to Map No. 1, "Boundary and Existing Land Use," and Map No. 2, "Structure & Site Condition," in the Exhibits Section, which follows.

"Map Showing Proposed Improvements and Uses."

Please refer to Map No. 3, "Proposed Land Uses," and Map No. 4 "Proposed Improvements" in the Exhibits Section, which follows.

"Proposed Change of Zoning Ordinances, Master Plan, Building Codes and City Ordinances."

Please refer to Map No. 5, "Existing Zoning." The present zoning ordinances, master plan, building codes, and other city ordinances will not require any amendments.

"List of Estimated Non-Project Costs."

None.

"Proposed Method for Relocation."

No occupied properties are currently identified for acquisition in this plan, and therefore no individuals or families are to be displaced. If, at a later date, RACM determines that relocation will be necessary, the cost and method of relocation will be included in a Redevelopment Plan and associated Relocation Plan prepared pursuant to sec. 66.1333 and sec. 32.05, Wis. Stats. The costs of such activities will be eligible for reimbursement through tax increment revenues should such revenues be generated during the statutory life of the District.

"Statement Indicating How District Creation Promotes Orderly City Development."

The proposed District is consistent with the recommendations contained in the Fond du Lac and North Neighborhood Plan and with the prevailing zoning in the surrounding area. The redevelopment of the site has also been identified as "a catalytic project" in the Fond du Lac and North Neighborhood Plan, which was adopted as part of the comprehensive plan of the City of Milwaukee in 2004. It will support the past and ongoing residential redevelopment efforts in the surrounding neighborhood.

"Opinion of the City Attorney."

Please refer to the letter dated September, 2006, as prepared by the office of the City Attorney.

EXHIBITS

<u>Exhibit</u>	<u>Title</u>
Exhibit 1	Boundary Description
Exhibit 2	Property Characteristics
Map 1	Boundary and Existing Land Use
Map 2	Structure & Site Condition
Map 3	Proposed Land Uses
Map 4	Proposed Improvements
Map 5	Existing Zoning Map
Attachment 1	Assessment Commissioner's Letter (pending)
Attachment 2	City Attorney's Letter (pending)

EXHIBIT 1

BOUNDARY DESCRIPTION

Beginning at the intersection of the centerline of North 23rd Street and the centerline of West North Avenue;

Thence east along the centerline of West North Avenue to the centerline of West Fond du Lac Avenue;

Thence southeast along centerline of West Fond du Lac Avenue to the centerline of North 17th Street;

Thence south along the centerline of North 17th Street to the centerline of West Brown Street;

Thence west along the centerline of West Brown Street to the centerline of North 19th Street;

Thence north along the centerline of North 19th Street to the north line of the alley immediately north of and parallel to West Brown Street;

Thence west along the north line of the alley to the east line of the alley immediately east of and parallel to North 20th Street;

Thence north along the east line of the alley to the south lot line of 2058 N. 20th Street (Johnsons Park);

Thence west along the south lot line of 2058 N. 20th Street (Johnsons Park) (extended) to the centerline of North 20th Street;

Thence south along the centerline of North 20th Street to the centerline of West Brown Street;

Thence west along the centerline of West Brown Street to the centerline of North 24th Street;

Thence north along the centerline of North 24th Street to the south lot line of 2020 North 24th Street (extended);

Thence east along the south lot line of 2020 North 24th Street (extended) to the south lot line of 2023 North 23rd Street (extended) to the centerline of North 23rd Street;

Thence approximately 530 feet north along the centerline of North 23rd Street to the south lot line of 2131 North 23rd Street (extended);

Thence west along the south lot line of 2131 North 23rd Street (extended) to the west line of the alley immediately west of and parallel to North 23rd Street;

Thence north along the west line of the alley to the south line of the alley immediately south of and parallel to West Garfield Avenue;

Thence west along the south line of the alley (extended) to the centerline of North 24th Street;

Thence north along the centerline of North 24th Street to the centerline of West Garfield Avenue;

Thence east along the centerline of West Garfield Avenue to the centerline of North 23rd Street;

Thence north along the centerline of North 23rd Street to the point of beginning.

EXHIBIT 2

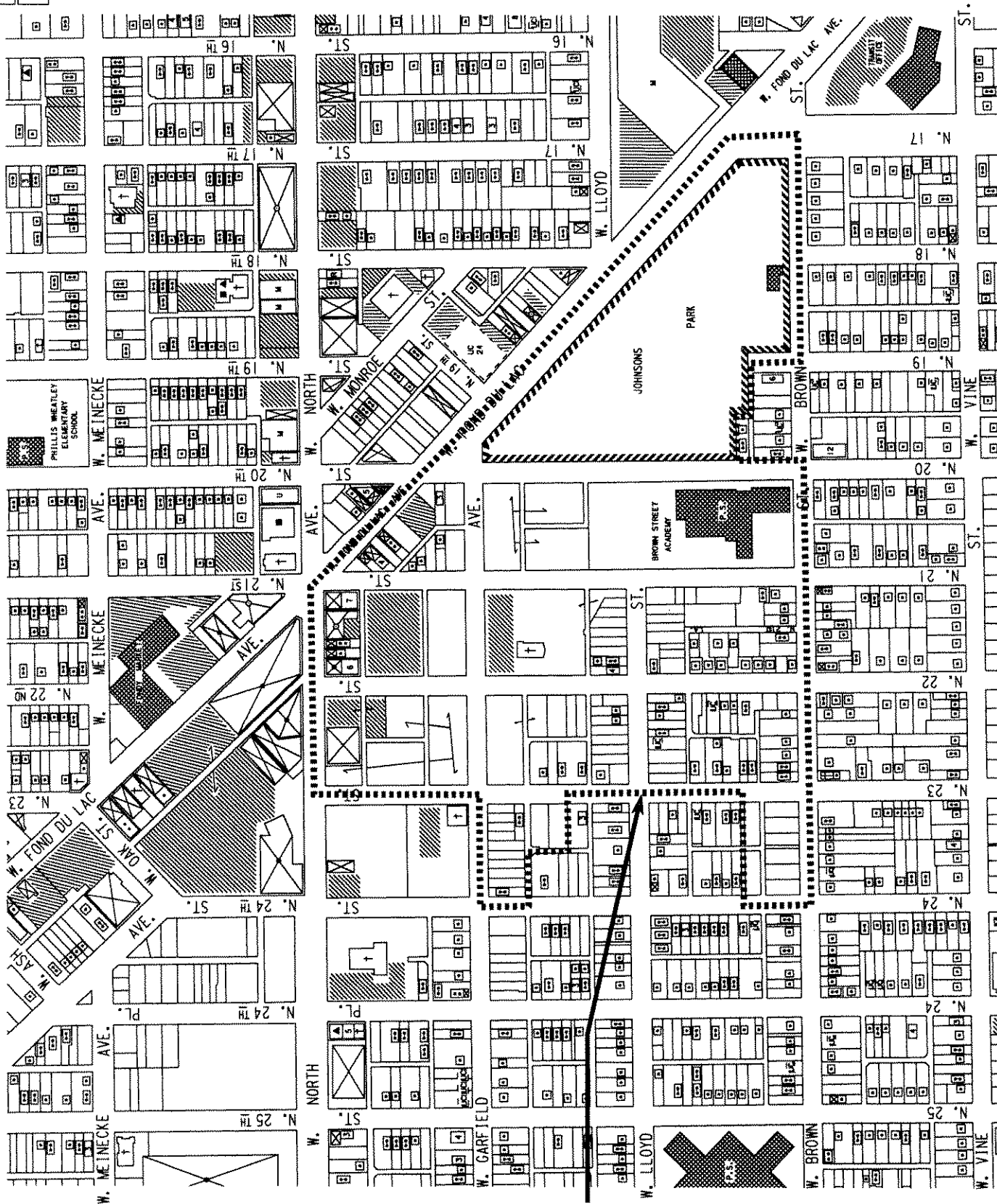
PROPERTY CHARACTERISTICS

TAXKEY	NBR	DIR	ST_NAME	ST	OWNER_NAME	ASSESSED LAND&IMPR
3500001000	2235 W		LLOYD	ST	CITY OF MILW	0
3500002000	2231 W		LLOYD	ST	CITY OF MILW	0
3500003000	2225 W		LLOYD	ST	CITY OF MILW	0
3500004000	2219 W		LLOYD	ST	CITY OF MILW	0
3500007100	2042 N		23RD	ST	G.JOHNSON	31500
3500009100	2032 N		23RD	ST	E L COBB	38800
3500010100	2028 N		23RD	ST	ELRA 2121 LLC	22100
3500012000	2020 N		23RD	ST	VIOLA BROOKS	12900
3500013000	2018 N		23RD	ST	J M WILLIAMS	19400
3500014000	2232 W		BROWN	ST	J A WILLIAMS	33800
3500015000	2230 W		BROWN	ST	D NWONYE	27600
3500016000	2226 W		BROWN	ST	L D JACKSON	18300
3500017000	2220 W		BROWN	ST	FELIX G DISON	22200
3500020110	2009 N		22ND	ST	CITY OF MILW	0
3500020120	2204 W		BROWN	ST	CITY OF MILW	0
3500501110	2011 N		21ST	ST	R HOLMES	29700
3500502100	2007 N		21ST	ST	S D HUBBERT	26500
3500504110	2123 W		LLOYD	ST	CITY OF MILW	0
3500505100	2119 W		LLOYD	ST	CITY OF MILW	0
3500506100	2058 N		22ND	ST	NIMPROVEMEN	25800
3500507000	2054 N		22ND	ST	CITY OF MILW	0
3500508000	2000 N		22ND	ST	R MATHIAS	28000
3500509000	2006 N		22ND	ST	R MATHIAS	1700
3500510000	2010 N		22ND	ST	ROSALIE WARR	19000
3500511000	2016 N		22ND	ST	R CARTER,	27300
3500512100	2020 N		22ND	ST	T E MC CARTY	23700
3500514000	2030 N		22ND	ST	BERTHA REED	27100
3500515100	2036 N		22ND	ST	ARLEAN CLARK	29700
3500516000	2042 N		22ND	ST	WANDA F DAVIS	27400
3500518100	2127 W		LLOYD	ST	CITY OF MILWAUKEE	0
3500519000	2115 W		LLOYD	ST	CITY OF MILW	0
3500520000	2113 W		LLOYD	ST	CITY OF MILW	0
3500521000	2107 W		LLOYD	ST	CITY OF MILW	0
3500522000	2101 W		LLOYD	ST	CITY OF MILW	0
3500523000	2049 N		21ST	ST	CITY OF MILWAUKEE	0
3500601000	2029 N		22ND	ST	EMMA J OLDS	18900
3500602000	2027 N		22ND	ST	WESLEY LANDRY	14400
3500603000	2027 N		22ND	ST	CITY OF MILWAUKEE	0
3500605100	2019 N		22ND	ST	QUENTIN D FERGUSON	32400
			FOND DU			
3500801000	2041 W		LAC	AV	CITY OF MILWAUKEE	0
3500803100	2033 W		FOND DU LA	AV	RICARDO D MC KENZIE	290000
3500804000	2029 W		FOND DU LA	AV	CITY OF MILW	0
3500805000	2025 W		FOND DU LA	AV	RICARDO MCKENZIE	46200
3500806100	2019 W		FOND DU LA	AV	CITY OF MILWAUKEE	0
3500808100	2007 W		FOND DU LA	AV	COLUMBIA SAVINGS &	18800
3500809000	2001 W		FOND DU LA	AV	CITY OF MILW	0
3500810000	2209 N		20TH	ST	WWG PROPERTY INVESTMENT	30700
3500813100	2008 W		GARFIELD	AV	CITY OF MILWAUKEE	0
3500814100	2200 N		21ST	ST	CITY OF MILWAUKEE	0
3500818000	2210 N		21ST	ST	RICARDO MCKENZIE	23300
3500819000	2210 N		21ST	ST	RICARDO MCKENZIE	400
3500822000	2222 N		21ST	ST	GEORGE GANT	14200
3500823111	2001 W		GARFIELD	AV	MILWAUKEE COUNTY	0
3500854110	2127 W		GARFIELD	AV	HOLY MT CARMEL	0
3500871200	2104 W		LLOYD	ST	CITY OF MILWAUKEE	0
3500872100	2108 W		LLOYD	ST	CITY OF MILWAUKEE	0

TAXKEY	NBR	DIR	ST_NAME	ST	OWNER_NAME	ASSESSED LAND&IMPR
3500873100	2114 W	LLOYD	ST	CITY OF MILWAUKEE		0
3500874000	2116 W	LLOYD	ST	CITY OF MILWAUKEE		0
3500875000	2120 W	LLOYD	ST	CITY OF MILWAUKEE		0
3500876110	2124 W	LLOYD	ST	CITY OF MILW		0
3500877000	2128 W	LLOYD	ST	WILLIE B HENNING		25100
3500878000	2132 W	LLOYD	ST	AARDVARK PROPERTIES LLC		24300
3500885000	2129 W	NORTH	AV	A J WILSON		66000
3500886000	2125 W	NORTH	AV	E RANDY RADKE		24000
3500887000	2121 W	NORTH	AV	CITY OF MILWAUKEE		0
3500890100	2111 W	NORTH	AV	DYKEMAN/KATZ PROPERTIES		294000
3500891000	2101 W	NORTH	AV	NAFISA CHARAB		33400
3500892110	2239 N	21ST	ST	CITY OF MILWAUKEE		0
3500898100	2102 W	GARFIELD	AV	CITY OF MILWAUKEE		0
3500914100	2235 W	NORTH	AV	CITY OF MILWAUKEE		0
3500917110	2213 W	NORTH	AV	JONG L KIM		110000
3500948100	2146 N	23RD	ST	HOLY MT CARMEL MISSION		22000
3500962100	2127 N	22ND	ST	CITY OF MILW		0
3500963000	2123 N	22ND	ST	CITY OF MILWAUKEE		0
3500964000	2119 N	22ND	ST	CITY OF MILWAUKEE		0
3500965000	2113 N	22ND	ST	CITY OF MILW		0
3500966000	2202 W	LLOYD	ST	CITY OF MILWAUKEE		0
3500967000	2204 W	LLOYD	ST	RURAL INVESTMENTS LLC		18200
3500968000	2208 W	LLOYD	ST	ARNETTER JOHNSON		24900
3500969000	2214 W	LLOYD	ST	REAL ESTATE RESOLUTIONS LLC		9000
3500970000	2218 W	LLOYD	ST	CITY OF MILWAUKEE		0
3500971000	2222 W	LLOYD	ST	CITY OF MILWAUKEE		0
3500972000	2224 W	LLOYD	ST	CITY OF MILW		0
3500973000	2232 W	LLOYD	ST	CITY OF MILW		0
3500974000	2112 N	23RD	ST	EDGAR BIRDSONG JR		22000
3500975110	2118 N	23RD	ST	MAURICE LAWRENCE		26500
3500977100	2126 N	23RD	ST	MAURICE LAWRENCE		31000
3500978000	2130 N	23RD	ST	CITY OF MILW		0
3500979100	2136 N	23RD	ST	ETHEL COLLINS		43300
3502137100	2335 W	GARFIELD	AV	ALONZO & MATTIE D EVANS		28400
3502139000	2331 W	GARFIELD	AV	CITY OF MILW		0
3502140000	2329 W	GARFIELD	AV	CITY OF MILWAUKEE		0
3502141000	2325 W	GARFIELD	AV	CITY OF MILW		0
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3502151100	2131 N	23RD	ST	CITY OF MILW		0
3502704110	2030 N	21ST	LA	CITY OF MILW		0
3502709000	2108 W	BROWN	ST	LESLYN WHITTINGTON		18600
3502710000	2112 W	BROWN	ST	BARBARA C MAPP		56400
3502711000	2120 W	BROWN	ST	BARBARA C MAPP		34500
3502712000	2126 W	BROWN	ST	CITY OF MILW		0
3502713000	2021 N	21ST	LA	CITY OF MILW		0
3502714100	2025 N	21ST	LA	WANDA F DAVIS		28900
3502716100	2033 N	21ST	LA	WANDA DAVIS		13600
3502718000	2043 N	21ST	LA	CARL LEE TAYLOR		16700
3502801000	2043 N	21ST	ST	CITY OF MILWAUKEE		0
3502804110	2029 N	21ST	ST	CITY OF MILW		0
3502901122	2029 N	20TH	ST	CITY OF MILW SCHOOL SITE		0
3503001000	2201 W	LLOYD	ST	EDGAR E JILES		15400
3503002000	2205 W	LLOYD	ST	LAURA A KATES		21100
3503003000	2209 W	LLOYD	ST	SECRETARY OF HOUSING &		19700
3503004000	2213 W	LLOYD	ST	CITY OF MILWAUKEE		0

TAXKEY	NBR	DIR	ST_NAME	ST	OWNER_NAME	ASSESSED LAND&IMPR
3503005000	2217	W	LLOYD	ST	ALVIENCE S LAMB	24200
3503007110	2039	N	22ND	ST	CITY OF MILW	0
3503007120	2041	N	22ND	ST	CITY OF MILWAUKEE	0
3503008000	2035	N	22ND	ST	CITY OF MILW HOUSING AUTH	0
3503011100	2212	W	BROWN	ST	CITY OF MILW	0
3503012000	2208	W	BROWN	ST	SYLVIA BLANKS	18400
3503825000	2019	N	23RD	ST	CITY OF MILWAUKEE	0
3503826000	2023	N	23RD	ST	CITY OF MILWAUKEE	0
3503831000	2018	N	24TH	ST	CITY OF MILWAUKEE	0
3503832000	2020	N	24TH	ST	CITY OF MILWAUKEE	0
3503841000	2312	W	BROWN	ST	CITY OF MILWAUKEE	0
3503842000	2302	W	BROWN	ST	CITY OF MILWAUKEE	0
3503843000	2318	W	BROWN	ST	CITY OF MILWAUKEE	0
3503845000	2332	W	BROWN	ST	CITY OF MILWAUKEE	0
3503846000	2328	W	BROWN	ST	CITY OF MILWAUKEE	0
3503847000	2322	W	BROWN	ST	CITY OF MILWAUKEE	0
3503848000	2320	W	BROWN	ST	CITY OF MILWAUKEE	0
TOTAL						\$2,051,400

325 324
350 351



LEGEND

- PROJECT BOUNDARY
- CHURCH
- HOTEL / MOTEL
- ROOMING HOUSE
- POLICE STATION
- FIRE STATION
- HOSPITAL
- CONDOMINIUM
- UTILITY COMPANY
- STORAGE TANK
- PARK
- PUBLIC SCHOOL
- P.G.
- PLAYGROUND
- PARKING LOT
- PARKING STRUCTURE
- SINGLE OR DUPLEX RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- MIXED COMMERCIAL / RESIDENTIAL
- COMMERCIAL OR LOCAL BUSINESS
- OFFICE / PROFESSIONAL SERVICES
- MIXED COMMERCIAL
- SKILLED CARE FACILITY
- VACANT PARCEL
- NON - PUBLIC EDUCATION
- PUBLIC BUILDING
- MANUFACTURING AND WAREHOUSING
- ACCESSORY BUILDING
- CEMETERY
- TENNIS COURT
- BASKETBALL COURT
- DORMITORY

TID- 65 &
REDEVELOPMENT PROJECT
BOUNDARY

Redevelopment Project

TID - 65

N. 20th St. - W. Brown St.

1

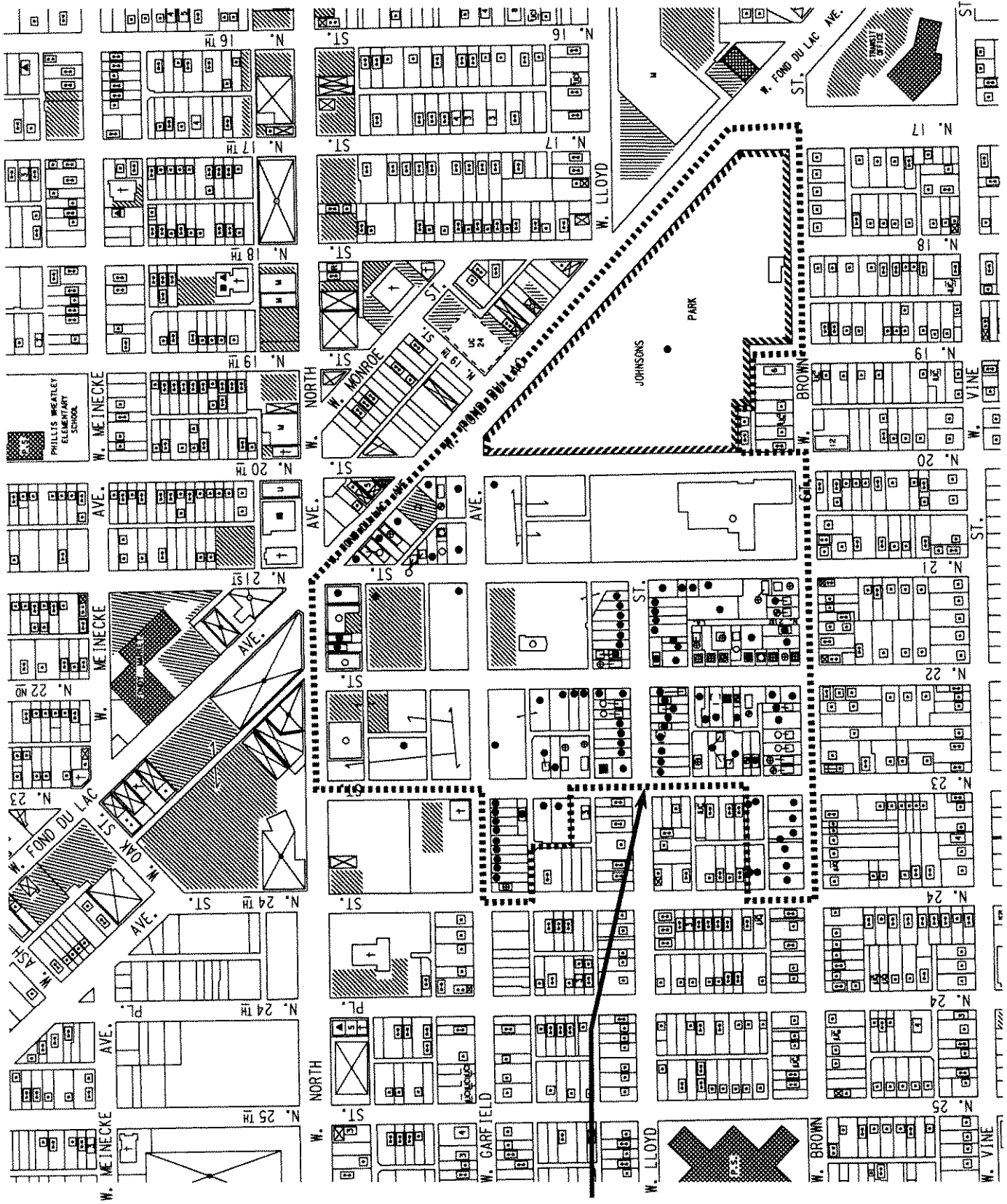
BOUNDARY AND
EXISTING LAND USE



Prepared by the DEPARTMENT OF CITY DEVELOPMENT INFORMATION CENTER
1140 N. 1st St.
Chicago, IL 60610
Phone: (312) 442-2000
Fax: (312) 442-2001
E-mail: info@citydevelopment.com

DATE

325 324
350 351



LEGEND

- STANDARD
- ⊕ MINOR DEFICIENCY
- ⊗ MAJOR DEFICIENCY
- SUBSTANDARD

TID- 65 &
REDEVELOPMENT PROJECT
BOUNDARY

Redevelopment Project

TID - 65

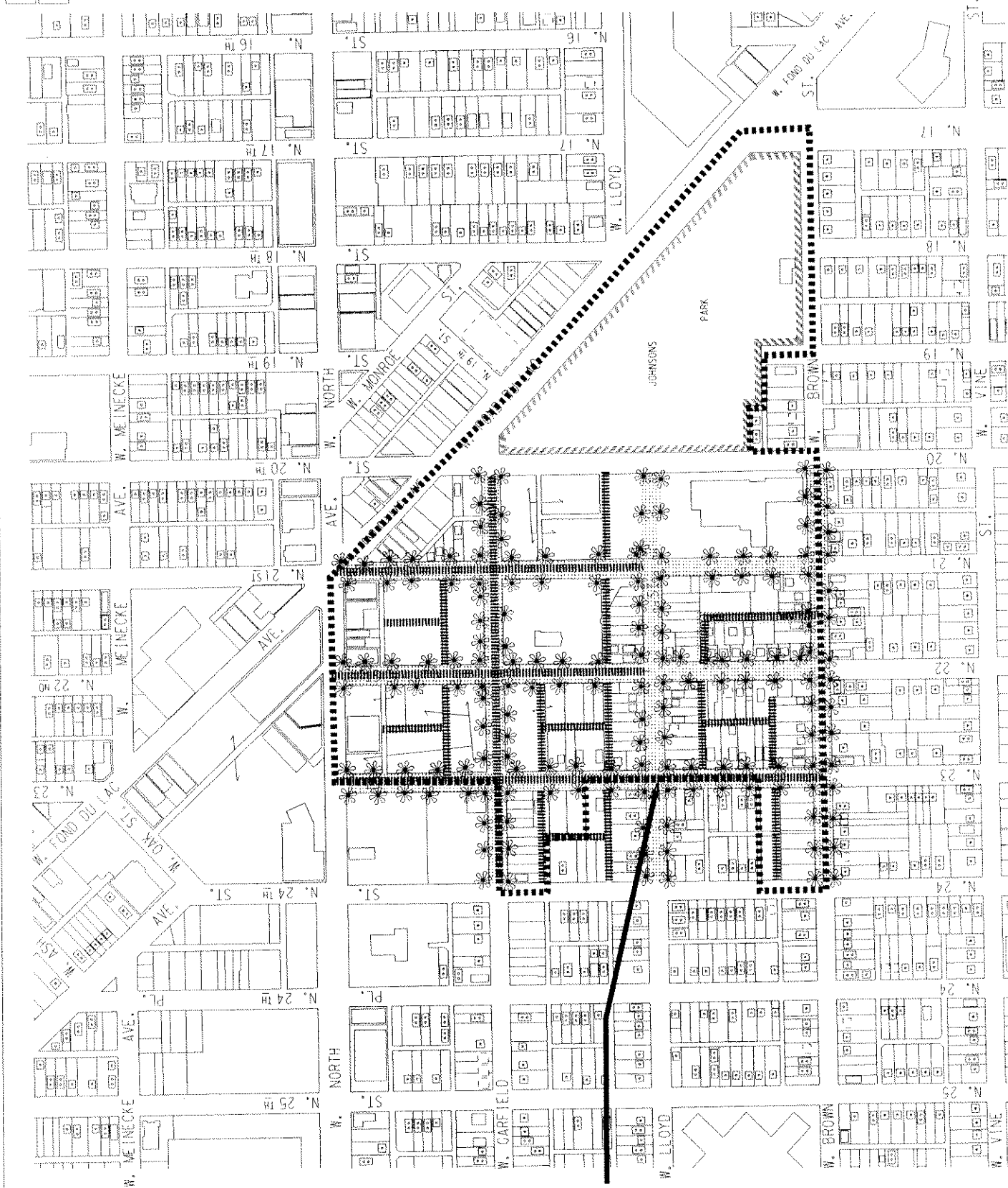
N. 20th St. - W. Brown St.

STRUCTURE & SITE
CONDITION

N.J.
1/26/00

PRODUCED BY THE DEPARTMENT OF CITY DEVELOPMENT INFORMATION CENTER
Map of TID-65 - WATSONVILLE, ILL. CITY
Produced by the Department of City Development Information Center
Generated 1/26/00
Source: THE LAND-USE, ZONING, AND PLANNING DIVISION - CHICAGO, ILL.

DATE



New Streets and Alleys
New Street Trees
Harp And Acorn Lighting

TID- 65 &
REDEVELOPMENT PROJECT
BOUNDARY

N. 20th St. - W. Brown St.
TID - 65
Redevelopment Project

PROPOSED IMPROVEMENTS

PROCESSED BY THE DEPARTMENT OF STATE
DESIGN FILE - PASSEPORTS, ATTY, GEN
PASSPORTS AND VISA SECTION
CIVIL SERVICE DIVISION
DATE RECD - 10-18-67
RECEIVED - 10-19-67

DATE _____

Zoning Legend		
Residential		
RST R52 R53 R54 R55 R56	RSM RTT RT2 RT3 RT4	RM1 RM2 RM3 RM4 RM5 RM6 RM7
CA9A1 CA9A1B CA9A1B1	CB9A1 CB9B1 CB9B1B	RO1 RO2
Commercial Retail Service		
LB1 LB2	NS1 NS2	RS1 RS2
C9C	C9E	CS
Planned Development		
PD	DPD	TL
Office		
CA9A1 CB9B1 CB9C1	IO1 IO2	PK
Industrial Manufacturing & Activity		
IL1 IL2	IM	IH
C9H	C9G	CB9A1 CB9B1
Other Overlay Districts		
SPROD	DIZ	LF

TID. 65 &
REDEVELOPMENT PROJECT
BOUNDARY

Redevelopment Project

TID - 65

N. 20th St. - W. Brown St.

EXISTING ZONING
MAP

[illegible]

64

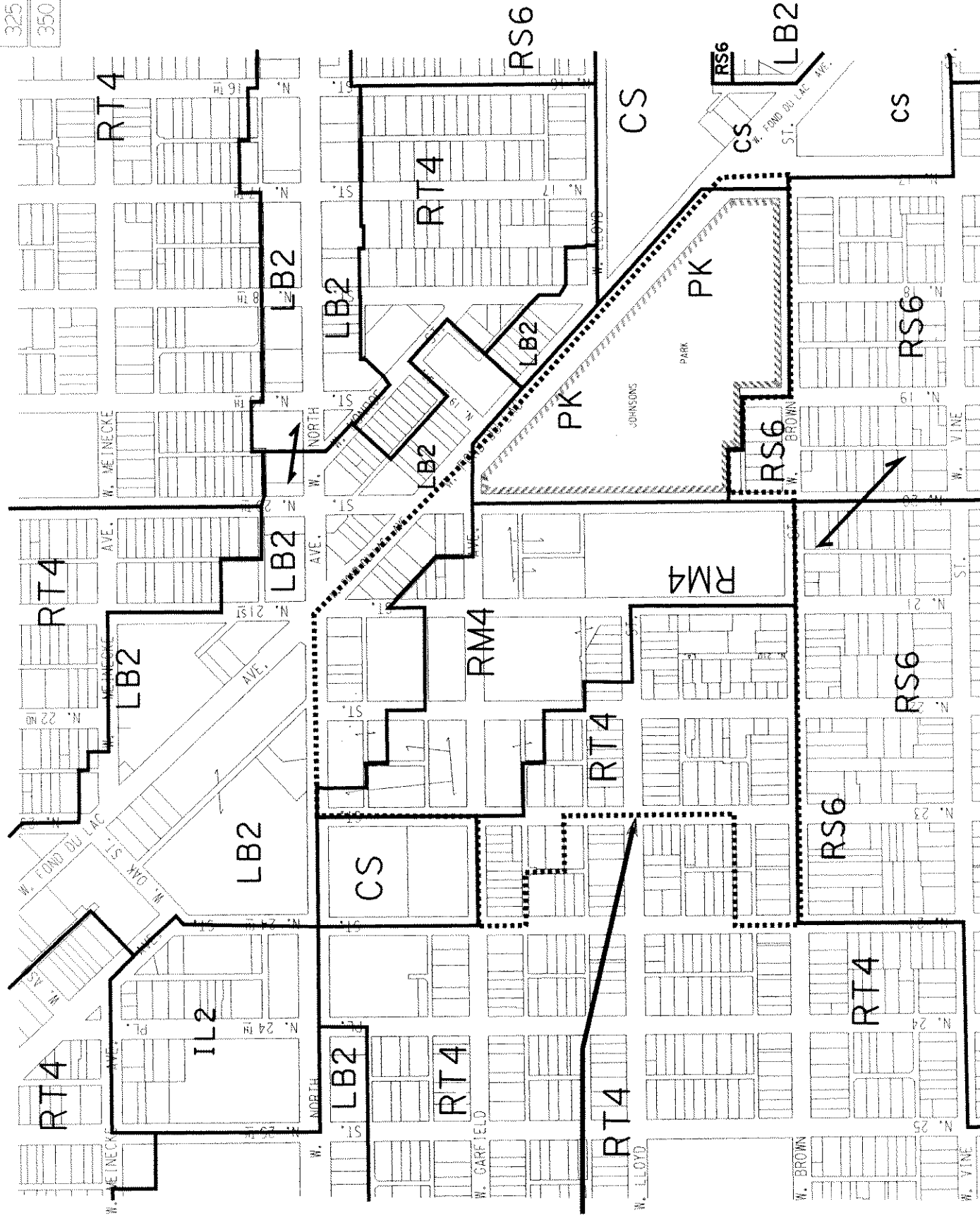


Exhibit B

Standards for Building Placement, Architectural and Site Design

The 20th and Brown neighborhood is typical of older neighborhoods where houses are tall and narrow, and closely spaced together. These guidelines are intended to reinforce existing patterns of building while allowing for modern adaptations of the traditional building types found within the neighborhood. Designs that vary from these standards but still successfully address the neighborhood context, must be approved on a case-by-case basis.

House design and lot placement must also conform to the City Zoning Code. The standards below may exceed or be more restrictive than the standards in the Zoning Code. In cases where this occurs, the more restrictive standards shall apply.

Subdivision Layout

1. Streets and blocks shall have similar characteristics (for example, cross-section, orientation, length to width ratio) and shall connect to the existing street grid.
2. Streetscaping (light standards, street trees) may be identical to elements found within the surrounding neighborhood or may be adapted to fit the identity of the new subdivision.
3. Gateways are permitted, as are identifying signs, but must not restrict the free flow of traffic through the area.
4. Traffic calming measures, such as closes (not cul-de-sacs), roundabouts, paving strips or curb push-outs, are permitted.
5. Special planting areas within the public right-of-way are permitted.
6. Community gardens are permitted.
7. Hike and bike trails either as part of the public right-of-way or off-road as a designated public trail, are encouraged.
8. Commons or park areas accessible to residents only are permitted if they are well maintained and managed by a homeowners' association or citizen group.
9. Commercial garbage collection, loading and parking areas must be effectively screened from view of adjacent residential properties. Screening shall consist of a combination of fencing and landscaping to meet the City Zoning Code.
10. Commercial or parking lot or garage lighting should not cause glare onto neighboring residential properties. Lighting design must meet the City Zoning Code.

Residential Site Design/Garages

1. Houses must be oriented to the primary street. Houses on corner lots at the intersection of two primary streets may orient toward either street. Orientation toward the corner is also permitted.
2. House width must be a minimum of two thirds of lot width. Porches and other additional building elements such as bay windows may be included in calculating the total width of the house.
3. Front, side and rear yard setbacks will be determined by the average or typical setback for each block face as required by the City Zoning Code.
4. Garages may be attached or detached structures, but must be placed toward the rear of the house or lot. In cases where garages are attached, the front façade of the garage shall be a minimum of ten feet behind the front façade of the main body of the house.
5. Detached garages placed at the rear of the lot shall have an "apron" or an approach driveway of no more than forty feet from the alley. Attached garages placed behind or to the side of the house (a minimum of ten feet back from the front façade) may have an "apron" or approach driveway of the length necessary to access the garage from the alley. If a lot does not have alley access, the approach driveway to the garage shall be from the nearest street and of the length necessary to access the garage from the street.
6. Accessory buildings must be placed to the rear of the house so that the house is the dominant feature of the site.
7. Front yards may be fenced only with wood picket or ornamental iron fencing no greater than 36 inches in height. A hedge of similar height may be placed in combination with, or as a substitute for front yard fencing. Chain-link or solid wood fencing is not permitted in the front or side yards. A vinyl-coated chain link or wood fence is permitted in the rear yard. Rear yard fences and side yard fences ten feet back from the front façade, may be up to but must not exceed 60 inches in height.

Single Family and Duplex Standards

1. Houses shall be one, one and one-half, or two stories, with a minimum height of twenty feet. Basements are typical of older homes in the area and are required. Attics with usable floor space are optional.
2. Minimum living space shall be 1,600 square feet per unit with at least three bedrooms and 1 1/2 baths.
3. Raised foundations of 24 to 36 inches above grade are typical of the area and are required, but may be modified to permit a handicapped-accessible entrance to the main floor of the house, preferably a direct entrance from a porch or garage placed to the rear of the house.

4. Door widths shall be of a minimum width required to comply with the Americans with Disabilities Act. Handicapped accessible entries shall be roofed or covered.
5. The foundation shall be constructed of brick, cut limestone, stone veneer, rusticated block, or patterned concrete.
6. Floor to ceiling heights shall be a minimum of 8 feet on all floors, including basement and attic floors.
7. Gable and gambrel roofs shall be steeply pitched with a minimum 8/12 pitch. Flat roofs are also permitted and may be combined with decking for outdoor use. Attic floors with usable floor space shall have operable windows and/or skylights that allow light and ventilation.
8. A porch of traditional design (for example, planking, columns, railings and balusters) is required to cover the front entry. The porch must extend a minimum of 6 feet from the front of the house and shall be detailed with approved material and have top and bottom rails with balusters no less than 2-1/2 inches in width, mounted in the center of the top and bottom rails. Front porch floors shall be elevated to no greater than 7 inches below the first floor finish floor and shall be concrete or constructed of tongue and groove 5/4 lumber appropriate for exterior use. Porches shall also have a wood or masonry skirting.
9. Exterior cladding shall be brick, stone, wood clapboard, wood shingle, vinyl siding combined with wood window and door trim, casings and siding corner boards, on all street-facing facades, or "Hardiplank" fiber cement horizontal lap siding. For wood substitutes like "Hardiplank", a traditional appearance with a heavy shadow line should be evident on all clapboards. If vinyl siding is used, window and door trim and casings and siding corner boards must be wood. Synthetic stucco or EFIS, and concrete block are prohibited.
10. Prohibited materials on any part of the exterior include plain concrete block and synthetic stucco or Exterior Insulation and Finish System (EFIS).
11. Houses should have design features similar to the houses in the area, for example, porches, bay windows, and fireplaces with chimneys.
12. Traditional architectural details such as cornices, frieze boards, corner boards, window trim and casings, water tables and raking boards at gables shall be included on elevations visible from the street.
13. Double hung or casement windows that are tall and narrow in proportion to width are required on all elevations.
14. Window and door openings, porches and stoops shall have proportions consistent with the overall composition and massing of the building façade.
15. Blank walls or walls without windows at street level are not permitted on street-facing facades, except on garages and accessory buildings.
16. Chimneys shall be of appropriate scale to the house. Pre-manufactured flues shall be covered in a material similar to the rest of the house.
17. Satellite dishes shall not be visible from the street.

Multi-Family (Townhouse or Row house) Housing Standards

1. Multi-family buildings shall be designed as townhouses or rowhouses that emphasize individual two or two-and-a-half story units. Units shall have separate entrances; individual yards, patios or courtyards; architectural features such as gable ends and bay windows that differentiate units; and modulation of the front façade to reflect the separation of units.
2. Each unit shall have a minimum of 1,200 square feet of living space and each living unit shall have a minimum of two bedrooms and 1 bathroom.
3. Each unit shall have a minimum of 600 square feet of outdoor living space directly accessible from the unit, such as a patio, courtyard or fenced front yard.
4. Each townhouse unit shall have a separate garage or covered parking, with direct access to the unit. Garages may be grouped to maximize open space.
5. The building shall rest on a foundation that extends a minimum of 24 to 36 inches above grade. The foundation shall be constructed of brick, cut limestone, stone veneer, rusticated block, patterned concrete or approved decorative block.
6. Raised foundations of 24 to 36 inches above grade are typical of the area and are required, but may be modified to permit a handicapped-accessible entrance to the main floor of the unit(s), preferably a direct entrance from a porch or garage placed to the rear of the unit(s).
7. Door widths shall be of a minimum width required to comply with the Americans with Disabilities Act. Handicapped accessible entries shall be roofed or covered.
8. Units shall have minimum floor to ceiling heights of 8 feet for all stories, including basement and attic stories.
9. Roof pitch shall be a minimum 8/12 pitch, or flat depending on the style of the building and the potential for use of the roof. Flat roofs may have decking for outdoor use. Roofing material shall be fiberglass composition, dimensional asphalt, flat tile or slate.
10. Double hung or casement windows that are tall and narrow in proportion to width are required on all elevations.
11. Sheltered porches at least 6 feet deep shall cover the front entries to the units. Porches shall be detailed with approved material and shall have top and bottom rails with balusters no wider than 2-1/2 inches, mounted in the center of the top and bottom rails. Front porch floors shall be elevated to no greater than 7 inches below the first floor finish floor and shall be concrete or constructed of tongue and groove 5/4 lumber appropriate for exterior use. Porches shall also have wood or masonry skirting.
12. Exterior cladding shall be brick, stone, wood clapboard, wood shingle, vinyl siding combined with wood window and door trim, casings and siding corner boards, on all street-facing facades, or "Hardiplank" fiber cement horizontal lap siding. For wood substitutes like "Hardiplank", a traditional appearance with a heavy shadow line should be evident on all clapboards. If vinyl siding is used, window and door trim and casings and siding corner boards must be wood. Synthetic stucco (EFIS) and concrete block are prohibited.

13. Traditional architectural details such as cornices, frieze boards, corner boards, window trim and casings, water tables and raking boards at gables shall be included on elevations visible from the street.
14. Blank walls or walls without windows at street level are not permitted on street-facing facades, except on garages and accessory buildings.
15. Chimneys shall be of appropriate scale to the house. Pre-manufactured flues shall be covered in a material similar to the rest of the house.
16. Heating, ventilation and air conditioning (HVAC) units shall be placed to the rear of the units and shall not be visible from the street.
17. Satellite dishes shall not be visible from the street.

Commercial and Mixed Use Building Standards

1. **Street Edge Condition** – A mixed-use commercial and residential building should come up to the principle street property line. The building shall be built close to or at the edge of the sidewalk and should extend along the entire street frontage as far as is practicable.
2. **Side Street Setbacks** - The building should generally be up to the street property line of the secondary street and should not be more than 5' from the side property line.
3. **Parking Location** – The majority of parking should be located behind the building. Parking shall be located off the rear alley unless site constraints preclude it. Parking is not allowed on corner lots at street intersections.
4. **Parking Access** – Access to parking (either for surface lots or structured parking) should be from the alley or side street, not from the principal street frontage for commercial uses.
5. **Building Height** – Commercial and mixed-use buildings should be a minimum of two stories in height. Additional floors are encouraged where the market will support the use(s).
6. **First Floor Height** – The first floor height to the finished ceiling should be at least 14' in height to ensure appropriate scale of the base of the building in relation to the upper floors.
7. **Modulation Along Street / Varied Elements** – Façade design and fenestration should emphasize storefront window systems, bays, recessed entrances, and articulation of architectural elements such as doors, windows, columns, pilasters, parapet walls, etc.
8. **Street Level Façade Treatment** – Commercial facades at street level (the first ten feet of the building's principal facade starting at the first floor level) shall have a storefront window system and a minimum of 60% non-tinted glazing. The facade shall be oriented to the main arterial street (or to the corner where the building is on a corner lot) with the primary entrances and storefronts facing that street. Finished elevations should wrap around corners where visible from principle streets.
9. **First Floor Building Façade Materials** – High quality, durable finish materials should be used on the first floor street façade of buildings. This may include materials such as face brick and stone. It may include a steel-and-glass window system, or architectural metal cladding as a component of the façade. Synthetic stucco (EFIS), concrete block, vinyl siding or other lower grade materials are not appropriate for the first floor façade of a commercial building.
10. **Window Security** – Steel roll-down doors or scissor grates should not be visible from the street.
11. **Delineation Between First / Base Floor and Upper Floors** – The area where the first floor commercial base meets the second floor residential or other use should be clearly defined with a strong cornice, sign band or other significant element.
12. **Upper Floor Building Façade Materials** – Medium to high quality, durable finish materials should be used on the upper floor street façade of buildings. This includes all of the materials noted as acceptable for first floor facades, with the exception of unfinished concrete block, corrugated metal and vinyl siding. Traditional windows should generally be double-hung, tall and narrow in proportion. Upper floor levels shall have a minimum of 30% glazing.
13. **Corner Buildings** – The façade of a corner building should address the intersection of the two principal commercial streets. A corner-building element, such as a recessed entry, column(s), oriel window, tower or other architectural feature shall be required to articulate the facade.
14. **Roof Cornice Line** - Commercial buildings with flat roofs shall have a parapet wall and cornice that defines and articulates the uppermost story and roofline of the building.
15. **Extensions Into the Public Right of Way** – Fabric awnings and canopies, theater marquees, balconies, stairways to lower or upper-story uses, outdoor seating areas, and other projecting elements are encouraged to help engage and activate streets in a commercial district.
16. **Signage** – Building signage should be integral to the design of the façade, and placed in the sign band above the first floor windows or on blank wall areas specifically intended for signage. Signage can be internally illuminated individual letter signs (including neon script) or externally illuminated board or letter signs. Internally illuminated box signs are not permitted. Billboards and other off-premise signs are not permitted.
17. **Storm Water Management** – Pervious paving materials, landscape treatment, and green roofs shall be used to reduce storm water runoff in commercial districts. Drainage ditches, culverts and storm water management ponds are not suitable for commercial districts.